



# ROYAL OASIS

BLACK EDITION

First hotel with 5\* service on Bukit in leasehold for 77 years

37 m<sup>2</sup>

77 years

from \$107K



RO

# Affordable Luxury

PREMIUM QUALITY AT  
A PRICE FROM \$2,914 PER M<sup>2</sup>

12–15%

PLANNED ROI

6–7 years

PAYBACK PERIOD

30%

CAPITAL GROWTH  
DURING CONSTRUCTION



RO



Ready rental business from reliable developer NEXA

MANAGEMENT COMPANY

No 1

in management of premium real estate

10+ years

years of experience in managing properties in Bali

5+ years

years of experience in construction in Bali



Winner in the category "Residential Real Estate, Indonesia"

12 complexes in Bali

3 860 m<sup>2</sup> – completed

15 807 m<sup>2</sup> – under construction



NEXA TOWNHOUSE UMALAS

12



NEXA CANGGU APARTMENTS

40



NEXA TOWNHOUSE ULUWATU

10



NEXA WOOD RESIDENCE

1



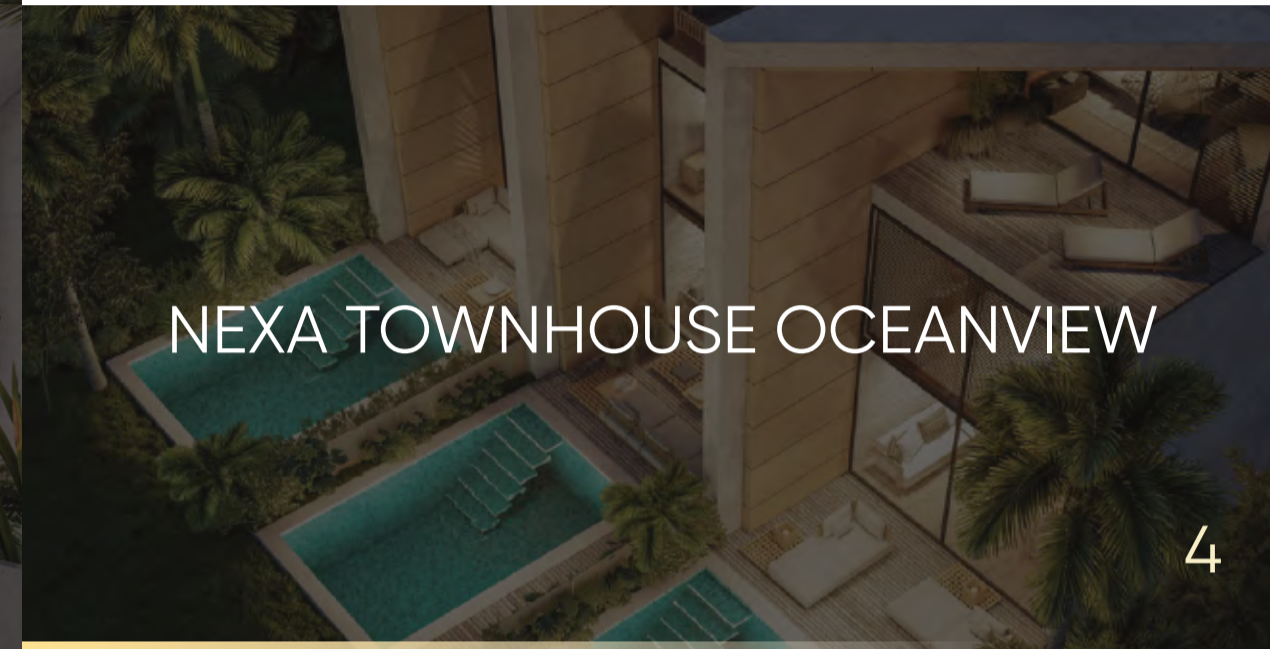
ROYAL OASIS

76



NEXA TOWNHOUSE CANGGU

11



NEXA TOWNHOUSE OCEANVIEW

4



Winner in the category "Residential Real Estate, Indonesia"

in process

completed



3 860 m<sup>2</sup>

completed projects

15 807 m<sup>2</sup>

under construction

400+

employees

9.8

average rating on Booking.com

5+ years

of experience in construction in Bali

NEXA - "all-in-one" ecosystem development, architecture, design, furniture, management, resale

MORE ABOUT THE DEVELOPER  
[FOLLOW THE LINK >>>](#)

# Materials and construction standards

## COMFORT AND ENERGY EFFICIENCY

- Ceiling height 3.2–3.5 m | space, comfort, and aesthetics
- Double-glazed windows and UPVC profiles | silence and thermal control
- GREE air conditioners | optimal microclimate with energy saving

## CONSTRUCTION AND RELIABILITY

- Seismic Resistance | Structure designed to withstand 8+ points on the Richter scale
- K300 Concrete and Double Reinforcement | Stability and durability
- Waterproofing on All Levels | Aspal, membranes, waterproofing additives
- EcoCrete Blocks | Moisture resistance, mold protection, eco-friendliness

## INTERIOR AND PREMIUM MATERIALS

- Granite Kitchen Countertops | Strength up to 2200 kg/cm<sup>2</sup>
- BLUM Hardware with Soft-Close Mechanisms | Premium in every movement
- Italian Veneer | Aesthetic appeal and durability
- King Koil Mattresses | 5-star hotel standard comfort
- TOTO Sanitary Ware | Comfort, design, and reliability

Panoramic views – apartments of 37 m<sup>2</sup> with a kitchen, in-house hotel infrastructure, and a high level of service



5 minutes

to the ocean



5

hotel service level



9.8

average rating of properties on Booking.com



# No 1

hotel with 5\* service on Bukit in leasehold for 77 years

# No 1

management company in Bali

# 25%

savings on leasehold renewal

# from 75%

projected occupancy of the complex



# 5

Royal Oasis Collection Hotel Chain,  
high-class service, loyalty programs,  
international standards



# 5 minutes

shuttle service to beaches  
and attractions

HOTEL INFRASTRUCTURE 24 / 7

reception | concierge service | rooftop | restaurant | bar  
cafe | gym | spa | shuttle service | kids' area | swimming pool

EXCLUSIVE ENTRY TERMS

The project is not available to the general public

MAXIMUM PROFITABILITY

Personalized investment strategy

## TOURISM AS THE ENGINE OF THE ECONOMY

- No seasonality | stable flow of tenants throughout the year
- Growing demand for short- and mid-term rentals | 2022–2024: rental rates increased by 12–14%, demand exceeded supply

## BALI INVESTMENT BY THE NUMBERS

Top-1  
in tourist traffic in asia

16+ mln  
tourists per year

## INVESTMENTS IN LIFESTYLE

- Bali – synergy of leisure, remote work, and business
- Growing number of affluent expats and it community



## MARKET INVESTMENT

### TRENDS 2025

- Luxury real estate in demand | premium quality, panoramic views, comprehensive infrastructure
- Shift towards turnkey solutions | fully furnished, hotel services, well-known brand

12–15%  
rental yield

per year

75%+  
high occupancy

## LIQUIDITY

### GROWTH

- Consistent rise in property values
- Earn from price appreciation | interest-free installments, low initial payment

# BUKIT

the center  
of attraction in Bali

LOCATION - THE KEY INVESTMENT  
DRIVER

- Strong rental demand for quality properties
- Dense cluster of premium real estate and infrastructure



# PANDAWA

the new growth hub  
of south Bali

/:\ IMPROVED TRANSPORT ACCESSIBILITY  
panoramic views, low-density development, abundant nature, well-developed infrastructure

□□□ IDEAL TIMING FOR ENTRY  
before price growth, with a low entry threshold and increasing developer interest

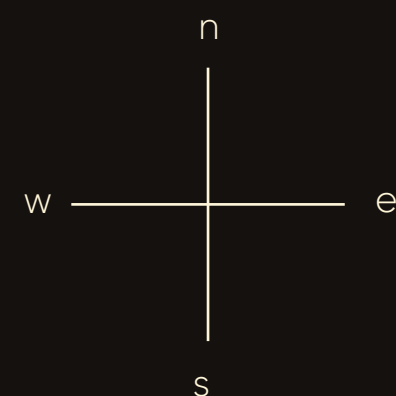
↑↑↑ HIGH INVESTMENT POTENTIAL

🕒 5 minutes  
to the island's  
best beaches

🕒 10 minutes  
to Apurva Kempinski

🕒 40 minutes  
to the airport

Ngurah Rai Airport  
40 minutes



1 km

Beaches

Spa

Restaurants

Beach clubs

Hotels

Entertainment

Attractions



Pandawa currently lacks mid-premium projects with complete infrastructure and hotel services, creating a prime investment window

## Project Royal Oasis Black Edition Filling the investment niche of affordable luxury with style and exclusivity

### MAIN RENTAL OFFERING IN THE BUKIT MARKET

- Outdated 3\* hotels – small units (~25 m<sup>2</sup>), low service, lack of infrastructure
- High-end villas
- Almost no properties with full hotel services

MORE ABOUT THE PANDAWA AREA  
RENTALS [FOLLOW THE LINK >>>](#)

DETAILED COMPETITOR  
ANALYSIS [FOLLOW THE LINK >>>](#)

# COMPETITORS

	ADILA	THE OPEN HOUSE JIMBARAN	PADANG PADANG INN	THE UNGASAN CLIFFTOP RESORT	RO OUTLOOK
AVERAGE PRICE / NIGHT	\$120	\$170	\$130	\$1099	\$100-150
OCCUPANCY	100	86	98	91	85-90
BUDJET	medium	medium	low	high	medium
INFRASTRUCTURE	low	low	low	medium	high
AMENITIES	low	low	low	high	high



LONG LEASEHOLD – THE CAPITAL  
FOR YOUR FURTHER GENERATIONS

77 years

instead of the typical  
25–30 years on the market

25%

savings on leasehold  
renewal

- The investment does not depreciate over time but grows in value, which is important for future resale
- No additional costs for purchasing extra years | 77 years of leasehold are included in the basic price

THE FIRST HOTEL WITH 5\* SERVICE  
IN BUKIT ON A 77-YEAR LEASEHOLD



COUPLES AND ROMANTIC  
TRAVELERS

Private atmosphere, scenic apartments,  
restaurant and spa



TARGET  
MARKET

FAMILIES WITH CHILDREN

Kids' area, safe territory, convenient layouts and  
infrastructure



DIGITAL NOMADS  
AND ENTREPRENEURS

Stable internet, work-friendly environment, close  
to all necessary infrastructure



SURFERS AND ACTIVE  
LEISURE ENTHUSIASTS

Best surf spots, easy access to island activities



SOLO TRAVELERS  
AND BLOGGERS

Opportunities for networking, proximity to popular  
spots, aesthetic spaces and photo zones

RO

12–15%

PLANNED ROI

\$100–150/night

RENTAL SEGMENT

High rental demand  
in this segment  
= high occupancy



## CAPITAL GROWTH

Growth potential driven by the low entry price, acquisition of apartments on a 77-year leasehold, shortage of similar projects, and the development of the location



RO

HOTEL  
INFRASTRUCTURE



Reception



Gym



Concierge service



Spa



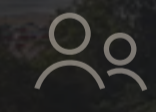
Rooftop



Shuttle service



Restaurant



Children's area



Bar



Swimming pool

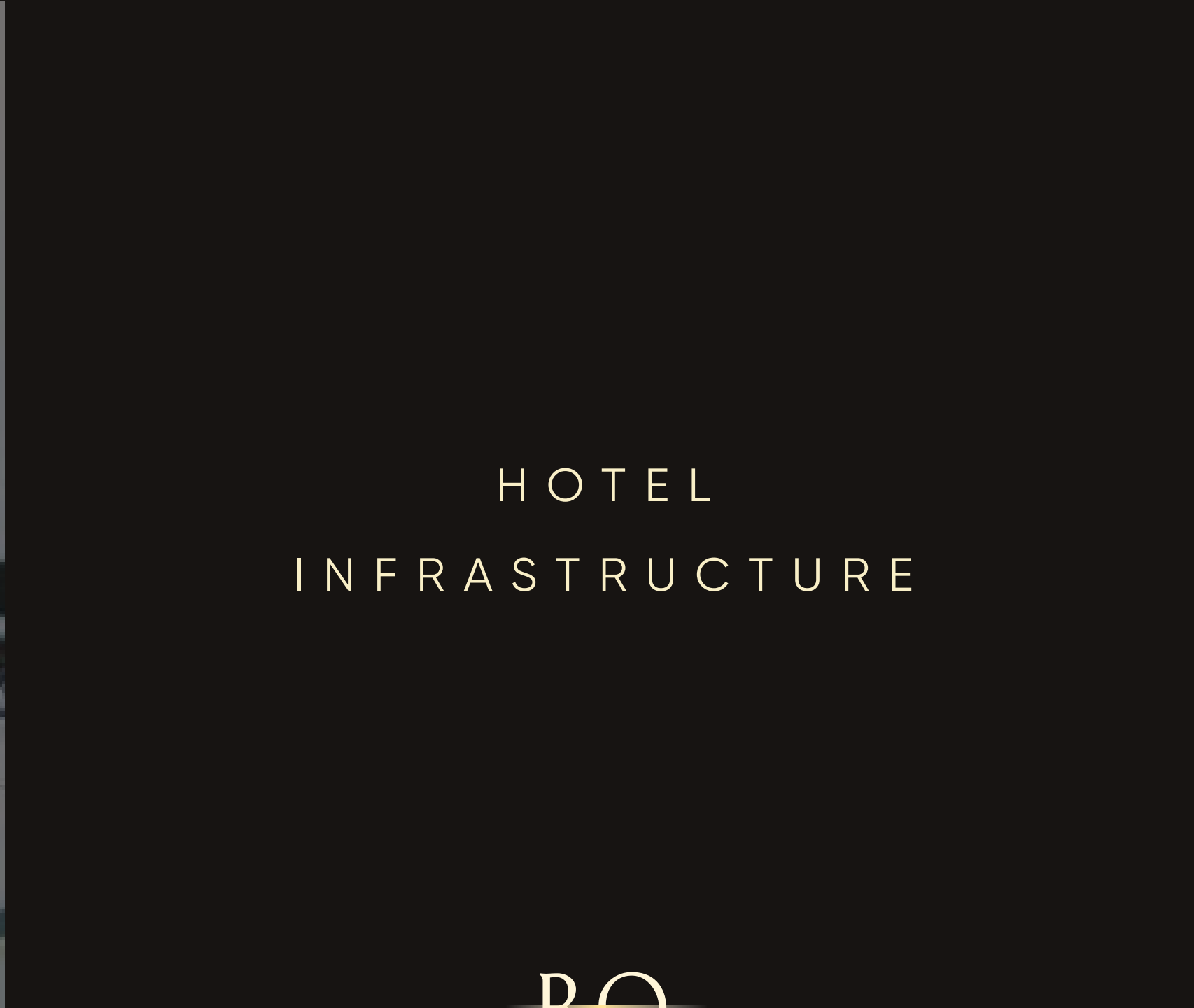


Cafe





RECEPTION



HOTEL  
INFRASTRUCTURE

RO



CONCIERGE SERVICE



RESTAURANT



BAR



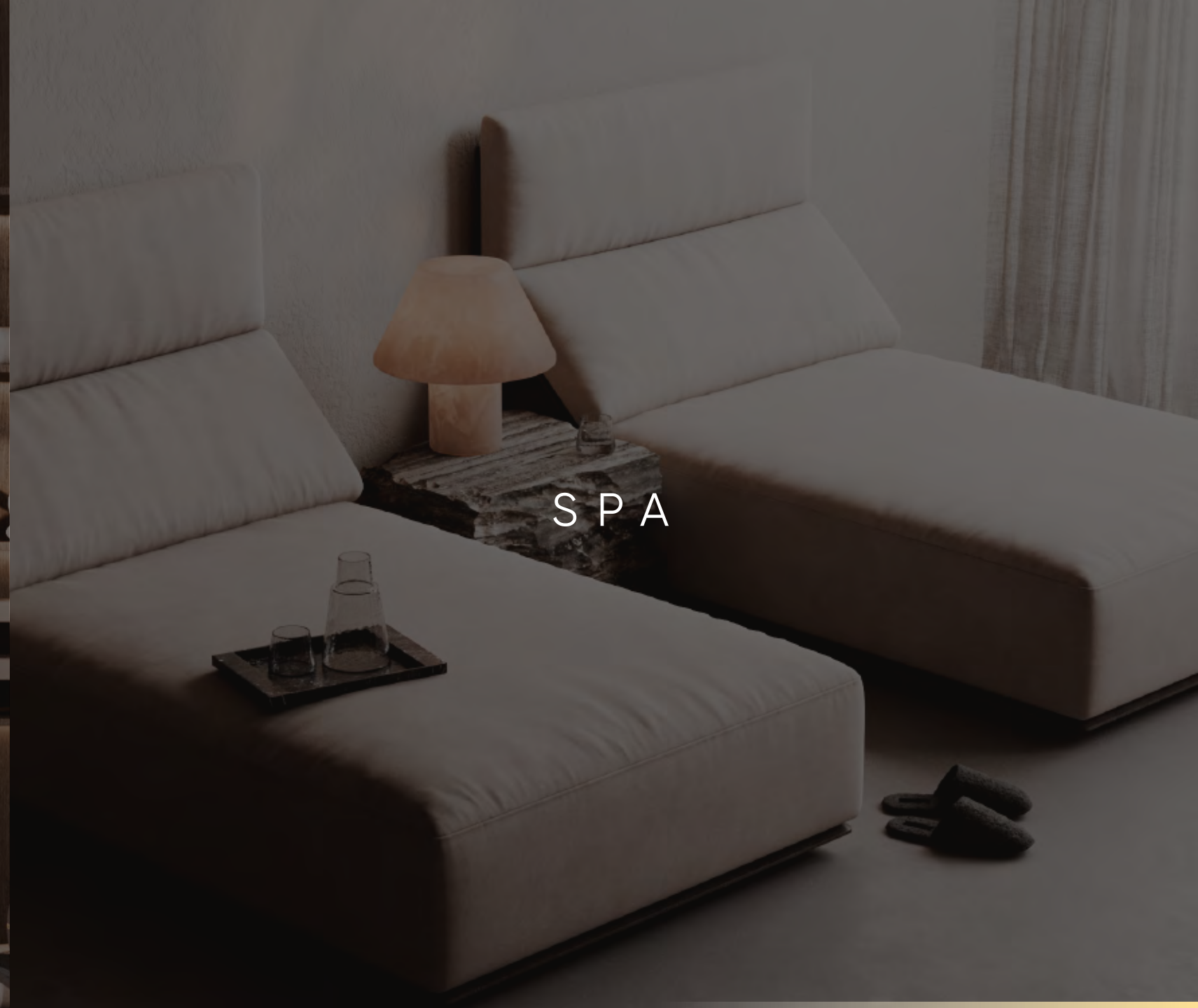
CAFE



ROOFTOP



GYM



SPA



SWIMMING POOL



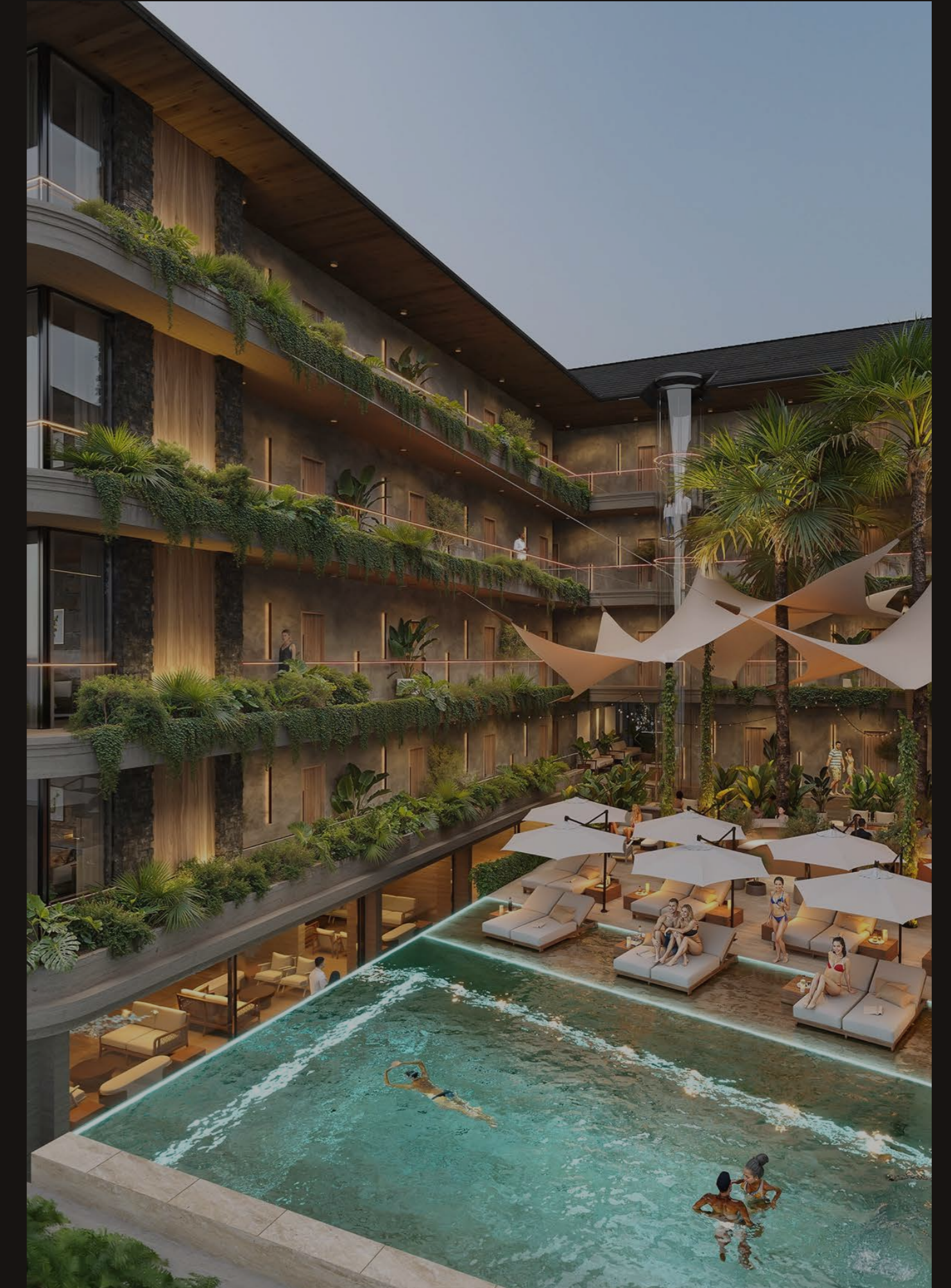
CHILDREN'S AREA



SHUTTLE SERVICE

RO

RO



RO

ROOFTOP & BAR  
RESTAURANT & SWIMMING POOL



# Loyalty Program

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Convenient  
Profitable  
Comfortable

Your vacation is more than just a location.  
It's a lifestyle and a club privilege

## GUEST BENEFITS

- Opportunity to stay in different areas of Bali within the same network's projects
- Loyalty program with bonuses and discounts – Membership Card Black Edition
- Discounts on services within the Royal Oasis network
- Privileges at restaurants and spas
- Option to stay in other network complexes at discounted rates
- Merchandise | branded style and signature details

# UNIT TYPES





APARTMENTS  
WITH PRIVATE GARDEN

RO

Month	Days	Average occupancy	Rental price per day, USD	Revenue per month, USD	Revenue after tax, USD	Revenue after tax, management, OTA fees, USD	Net income, USD
January	31	85%	\$120	\$3,162	\$2,846	\$2,063	\$1,712
February	28	75%	\$105	\$2,205	\$1,985	\$1,439	\$1,194
March	31	75%	\$100	\$2,325	\$2,093	\$1,517	\$1,259
April	30	75%	\$100	\$2,250	\$2,025	\$1,468	\$1,219
May	31	75%	\$100	\$2,325	\$2,093	\$1,517	\$1,259
June	30	75%	\$105	\$2,363	\$2,126	\$1,542	\$1,279
July	31	85%	\$120	\$3,162	\$2,846	\$2,063	\$1,712
August	31	85%	\$120	\$3,162	\$2,846	\$2,063	\$1,712
September	30	75%	\$100	\$2,250	\$2,025	\$1,468	\$1,219
October	31	75%	\$100	\$2,325	\$2,093	\$1,517	\$1,259
November	30	75%	\$100	\$2,250	\$2,025	\$1,468	\$1,219
December	31	85%	\$120	\$3,162	\$2,846	\$2,063	\$1,712
<b>TOTAL</b>		<b>78%</b>	<b>\$108</b>	<b>\$30,941</b>	<b>\$27,846</b>	<b>\$20,189</b>	<b>\$16,757</b>



APARTMENTS  
WITH GARDEN VIEW



Month	Days	Average occupancy	Rental price per day, USD	Revenue per month, USD	Revenue after tax, USD	Revenue after tax, management, OTA fees, USD	Net income, USD
January	31	85%	\$110	\$2,899	\$2,609	\$1,891	\$1,570
February	28	75%	\$100	\$2,100	\$1,890	\$1,370	\$1,137
March	31	75%	\$100	\$2,325	\$2,093	\$1,517	\$1,259
April	30	75%	\$90	\$2,025	\$1,823	\$1,321	\$1,097
May	31	75%	\$100	\$2,325	\$2,093	\$1,517	\$1,259
June	30	75%	\$110	\$2,475	\$2,228	\$1,615	\$1,340
July	31	85%	\$110	\$2,899	\$2,609	\$1,891	\$1,570
August	31	85%	\$110	\$2,899	\$2,609	\$1,891	\$1,570
September	30	75%	\$100	\$2,250	\$2,025	\$1,468	\$1,219
October	31	75%	\$90	\$2,093	\$1,883	\$1,365	\$1,133
November	30	75%	\$90	\$2,025	\$1,823	\$1,321	\$1,097
December	31	85%	\$110	\$2,899	\$2,609	\$1,891	\$1,570
<b>TOTAL</b>		<b>78%</b>	<b>\$102</b>	<b>\$29,212</b>	<b>\$26,290</b>	<b>\$19,061</b>	<b>\$15,820</b>



APARTMENTS  
WITH OCEAN VIEW





Month	Days	Average occupancy	Rental price per day, USD	Revenue per month, USD	Revenue after tax, USD	Revenue after tax, management, OTA fees, USD	Net income, USD
January	31	85%	\$130	\$3,426	\$3,083	\$2,235	\$1,855
February	28	75%	\$125	\$2,625	\$2,363	\$1,713	\$1,422
March	31	75%	\$125	\$2,906	\$2,616	\$1,896	\$1,574
April	30	75%	\$115	\$2,588	\$2,329	\$1,688	\$1,401
May	31	75%	\$120	\$2,790	\$2,511	\$1,820	\$1,511
June	30	75%	\$130	\$2,925	\$2,633	\$1,909	\$1,584
July	31	85%	\$130	\$3,426	\$3,083	\$2,235	\$1,855
August	31	85%	\$130	\$3,426	\$3,083	\$2,235	\$1,855
September	30	75%	\$120	\$2,700	\$2,430	\$1,762	\$1,462
October	31	75%	\$115	\$2,674	\$2,406	\$1,745	\$1,448
November	30	75%	\$120	\$2,700	\$2,430	\$1,762	\$1,462
December	31	85%	\$130	\$3,426	\$3,083	\$2,235	\$1,855
TOTAL		78%	\$127	\$35,610	\$32,049	\$23,235	\$19,285

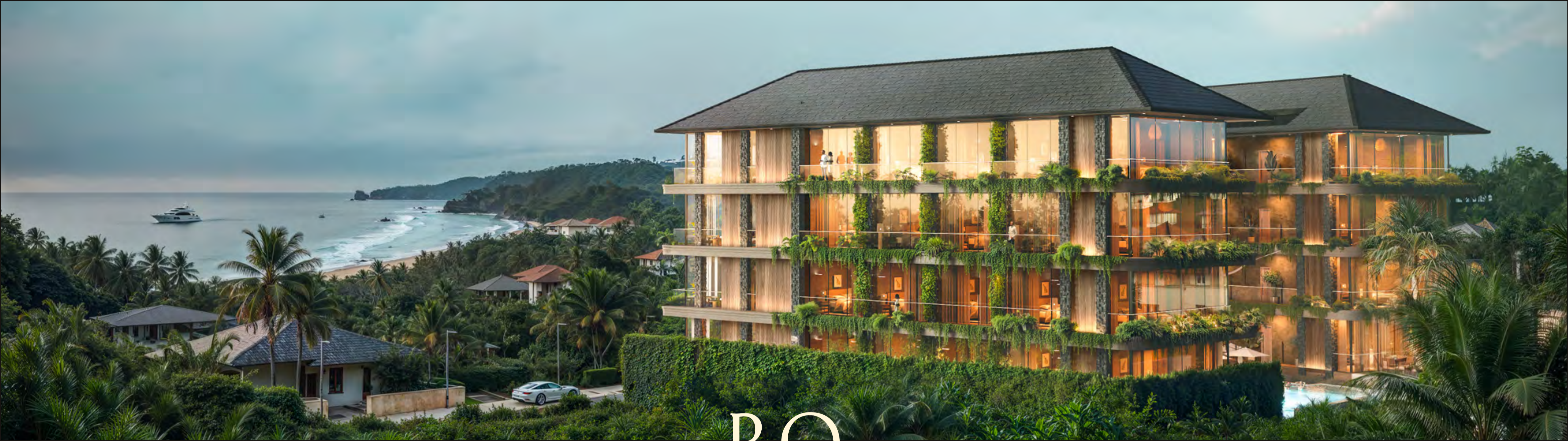
# CONVENIENT INSTALLMENT PLAN

- For those seeking short-term rental income
- For those planning resale during the growth phase
- For those who want stable passive income from renting
- For those who choose comfortable living with premium service and hotel infrastructure



## INSTALLMENT PLAN STAGES





RO

Choose the investment  
format that fits your  
strategy!

Contact a manager, and we'll find  
the solution that matches your goal!

THE BEST TIME IS NOW!